



EXISTING



ORIGINAL



PROPOSED

801 STATE STREET

PROJECT TABULATIONS		PROJECT INFORMATION		PROJECT DESCRIPTION		SHEET INDEX	
FLOOR AREA:		NET	Gross	PROPERTY OWNER:		GENERAL	
EXISTING COMMERCIAL FLOOR AREA:		1,242 SF	1,404 SF	HUGHES LANDHOLDING TRUST		G000 COVER SHEET	
BASEMENT:		2,956 SF	3,465 SF	c/o MIRAMAR MANAGEMENT		ARCHITECTURE	
FIRST FLOOR:		2,912 SF	3,465 SF	701 ANACAPA STREET, STE. D		A100 SITE PLAN	
SECOND FLOOR:		2,912 SF	3,465 SF	SANTA BARBARA, CA 93101		A111 EXISTING FLOOR PLANS	
TOTAL EXISTING COMMERCIAL FLOOR AREA:		7,110 SF	8,334 SF	805-233-7988		A112 EXISTING FLOOR PLANS	
ALLOWABLE COMMERCIAL FLOOR AREA:				PROPERTY ADDRESS:		A113 PROPOSED FLOOR PLANS	
EXISTING BUILDING FLOOR AREA:		7,110 SF		801 STATE STREET		A114 PROPOSED FLOOR PLANS	
ALLOWABLE FLOOR AREA (GMP):		3,000 SF		SANTA BARBARA, CA 93101		A115 PROPOSED FLOOR PLANS	
TOTAL ALLOWABLE COMMERCIAL FLOOR AREA:		10,110 SF		A.P.N.:		A201 EXISTING EXTERIOR ELEVATIONS	
PROPOSED COMMERCIAL FLOOR AREA:				037-400-013		A202 PROPOSED EXTERIOR ELEVATIONS	
BASEMENT:		1,722 SF	1,928 SF	HIGH FIRE ZONE:		A203 PROPOSED EXTERIOR ELEVATIONS	
FIRST FLOOR (INCLUDES (E) COMM. SPACE 801A) :		2,748 SF	3,465 SF	FLOOD ZONE:		A204 BUILDING SECTIONS	
SECOND FLOOR:		2,766 SF	3,465 SF	LAND USE ZONE:		A205 STREETSCAPES	
THIRD FLOOR:		2,732 SF	3,327 SF	MAX HEIGHT ALLOWED:		MECHANICAL	
ROOF DECK:		138 SF	481 SF	45'-0"		M2.1 MECHANICAL ROOF PLANS	
TOTAL PROPOSED COMMERCIAL FLOOR AREA:		10,106 SF	12,666 SF	AVERAGE SLOPE:			
TOTAL PROPOSED ADDITIONAL FLOOR AREA:		2,996 SF		N/A - BUILT OUT PROP. LINE TO PROP. LINE			
PROPOSED ROOF DECK (UNCOVERED):		1,733 SF		SETBACKS:			
PARKING				FRONT:			
TOTAL REQUIRED (100% ZONE OF BENEFIT):		0 SPACES		REAR/INTERIOR:			
TOTAL PROVIDED:		0 SPACES		LOT AREA:			
BIKE PARKING				3,452 SF			
HOTEL USE (50% LONG TERM, 50% SHORT TERM):		2 SPACES		.08 ACRES			
COMM. USE: 1500 SF @ 25% (LONG TERM ONLY):		2 SPACES		SWMP COMPLIANCE:			
TOTAL REQUIRED:		4 SPACES*		TIER 2*			
				*EXISTING BUILDING/FOOTPRINT TO REMAIN, NO PROPOSED EXTERIOR FLATWORK			
*1 SHORT TERM, 3 LONG TERM SPACES REQUIRED				PROFESSIONALS:			
GRADING				ARCHITECT:			
CUT QUANTITY:		+/- 177 CU. YDS.		CEARNAL COLLECTIVE, LLP			
FILL QUANTITY:		0 CU. YDS.		521 1/2 STATE STREET			
NET QUANTITY:		+/- 177 CU. YDS. EXPORT		SANTA BARBARA, CA 93101			
				805-963-8077			
				JH@CEARNAL.COM			

CODE ANALYSIS

APPLICABLE CODES:

Intent to comply with 2019 CBC, 2019 CPC, 2019 CMC, 2019 CEC, 2019 California Energy Code, 2019 CSBSC, TITLE 24 CAC, ADA TITLE III, City of Santa Barbara Municipal Code & Adopting Ordinances, current engineering and architectural practices

OCCUPANCY GROUP:

B / R-1

CONSTRUCTION TYPE:

V-B

THE PROPOSED PROJECT IS LOCATED ON A 3,452 SQ. FT. PARCEL AT 801 STATE STREET, AT THE NORTHWEST CORNER OF STATE STREET AND DE LA GUERRA STREET.

THE PROPOSED PROJECT INVOLVES THE RENOVATION OF AN EXISTING 7,110 SQ. FT. 2-STORY COMMERCIAL BUILDING TO A NEW 14-ROOM HOTEL AND FOOD & BEVERAGE SERVICE, INCLUDING THE ADDITION OF A 2,732 SQ. FT. 3RD FLOOR, A ROOF DECK AND BASEMENT EXPANSION.

THE DESIGN WILL INCLUDE REHABILITATION DETAILS INCLUDING: RESTORING ROUND ARCHES AT THE CORNER OF THE FIRST FLOOR, RESTORING THE ORIGINAL COLOR OF THE BUILDING, REMOVING THE MODERN TILE BULKHEADS ON THE DE LA GUERRA STREET ELEVATION, AND RESTORING THE WINDOW SIZE AND WROUGHT IRON BALCONIES ALONG THE STATE STREET ELEVATION. THE CARVED ROOF RAFTERS AND STENCILLED EAVES WILL BE REUSED; IF TOO DETERIORATED, THESE ELEMENTS WILL BE PHOTODOCUMENTED AND DOCUMENTED WITH DETAILED SCALED DRAWINGS PRIOR TO THEIR DEMOLITION BEFORE BEING RECREATED TO MATCH EXISTING. AS PART OF THE DESIGN, A CORNICE WILL BE ADDED TO DELINEATE BETWEEN THE LOWER TWO FLOORS AND THE NEW THIRD FLOOR, TO MATCH THE EXISTING COLUMN CAPITALS ON THE DE LA GUERRA STREET ELEVATION.

THE NEW HOTEL ROOMS WILL NOT INCLUDE KITCHENS.

CONSTRUCTION IS ANTICIPATED TO LAST 12 MONTHS, AND WILL CONSIST OF NORMAL CONSTRUCTION ACTIVITIES INCLUDING SUBSURFACE EXCAVATION FOR THE BASEMENT ADDITION. ALL EXCAVATION WILL BE LOCATED WITHIN THE EXISTING BUILDING FOOTPRINT.

GENERAL
G000

COVER SHEET

ARCHITECTURE

A100 SITE PLAN
A111 EXISTING FLOOR PLANS
A112 EXISTING FLOOR PLANS
A113 PROPOSED FLOOR PLANS
A114 PROPOSED FLOOR PLANS
A115 EXISTING EXTERIOR ELEVATIONS
A201 PROPOSED EXTERIOR ELEVATIONS
A203 PROPOSED EXTERIOR ELEVATIONS
A204 BUILDING SECTIONS
A205 STREETSAPES

MECHANICAL
M2.1

MECHANICAL ROOF PLANS

VICINITY MAP



NOT FOR
CONSTRUCTION

801 State Street
Santa Barbara CA 93101

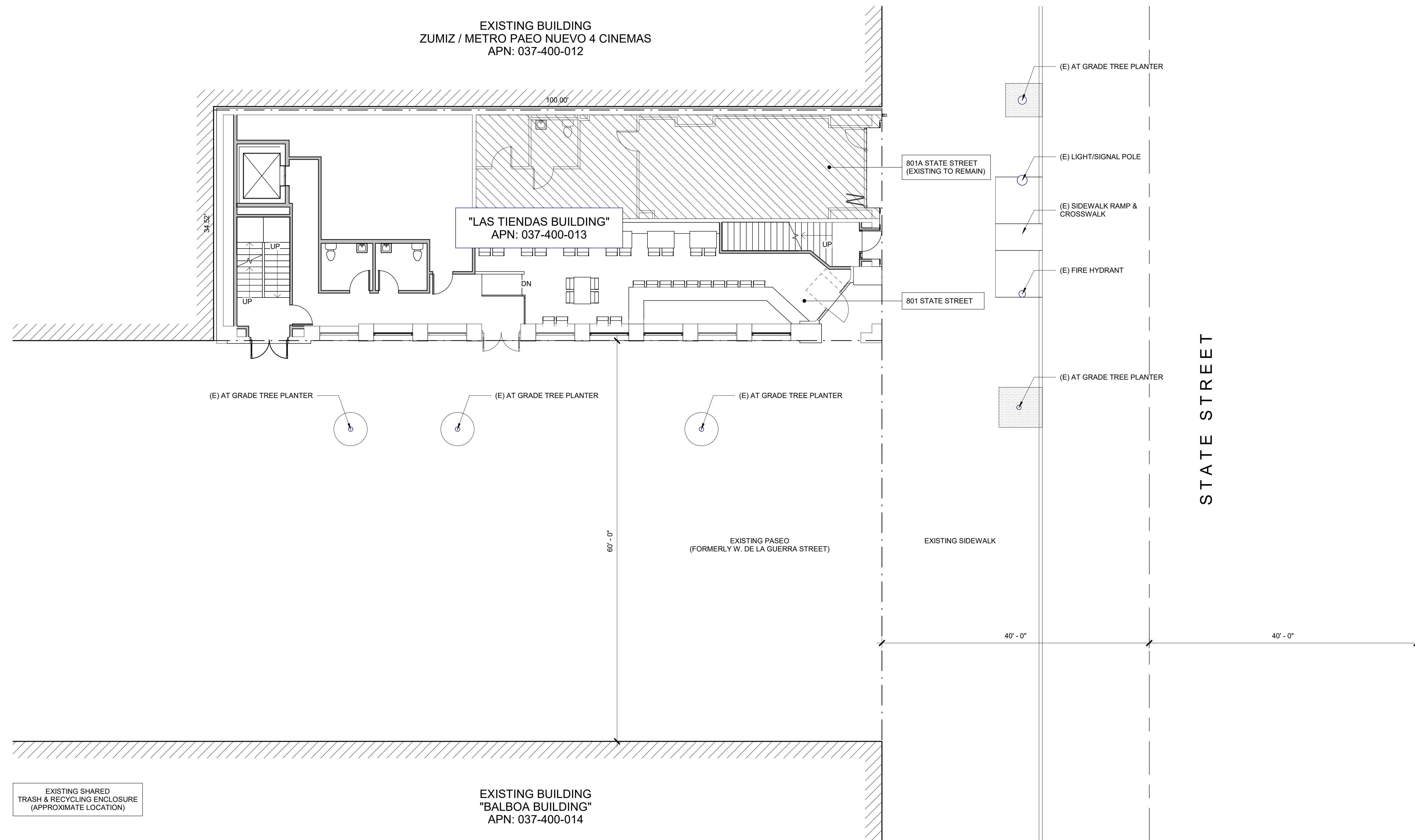
B NUMBER: 18034

SITE PLAN

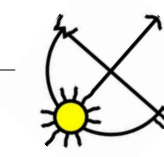
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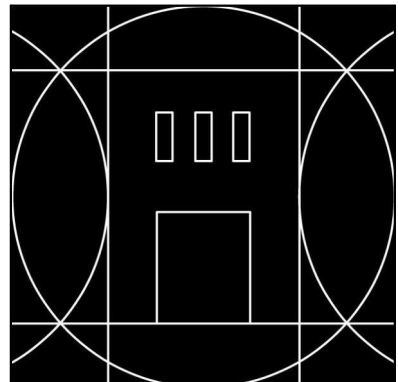
ISSUE DATE: 3/2/20

DATE	DESCRIPTION
8/7/19	HLC CONCEPT
8/16/19	MODIFICATION
11/8/19	HLC CONCEPT
12/5/19	HLC CONCEPT
1/13/20	HLC PDA
3/2/20	HLC PDA Re-Sub



1	SITE PLAN 1/8" = 1'-0"
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INTERIOR DESIGN
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JOB NUMBER: 18034

CONTENTS:

EXISTING FLOOR PLANS

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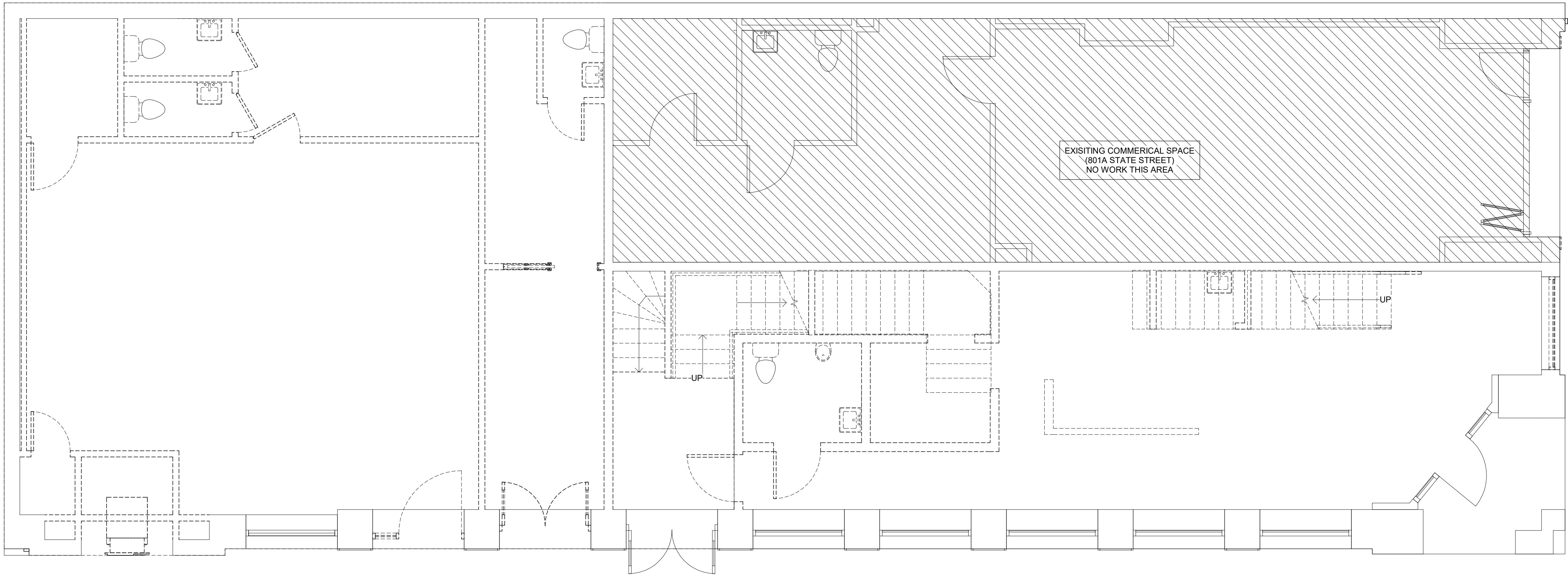
ISSUANCES

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1	8/7/19	HLC CONCEPT
2	8/7/19	INFORMATION
3	11/8/19	HLC CONCEPT
4	12/5/19	HLC CONCEPT
5	11/3/20	HLC RFA
6	3/2/20	HLC POA Re-Sub

WALL LEGEND

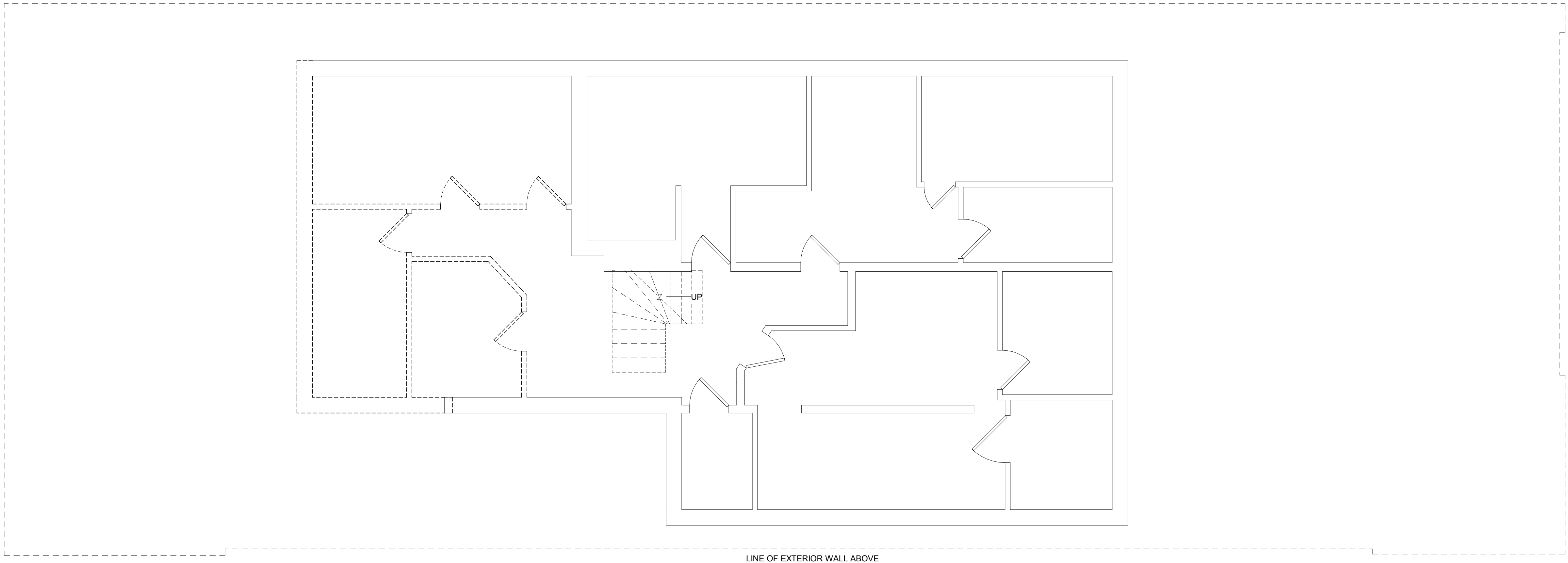
- EXISTING TO REMAIN
- TO BE REMOVED
- PROPOSED

A111



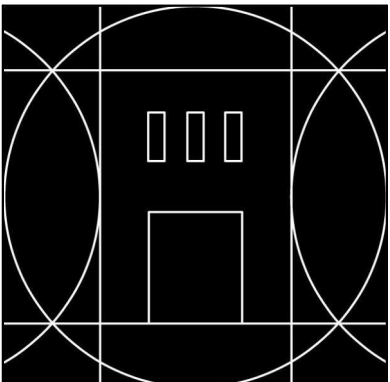
2 EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



1 EXISTING BASEMENT FLOOR PLAN

1/4" = 1'-0"



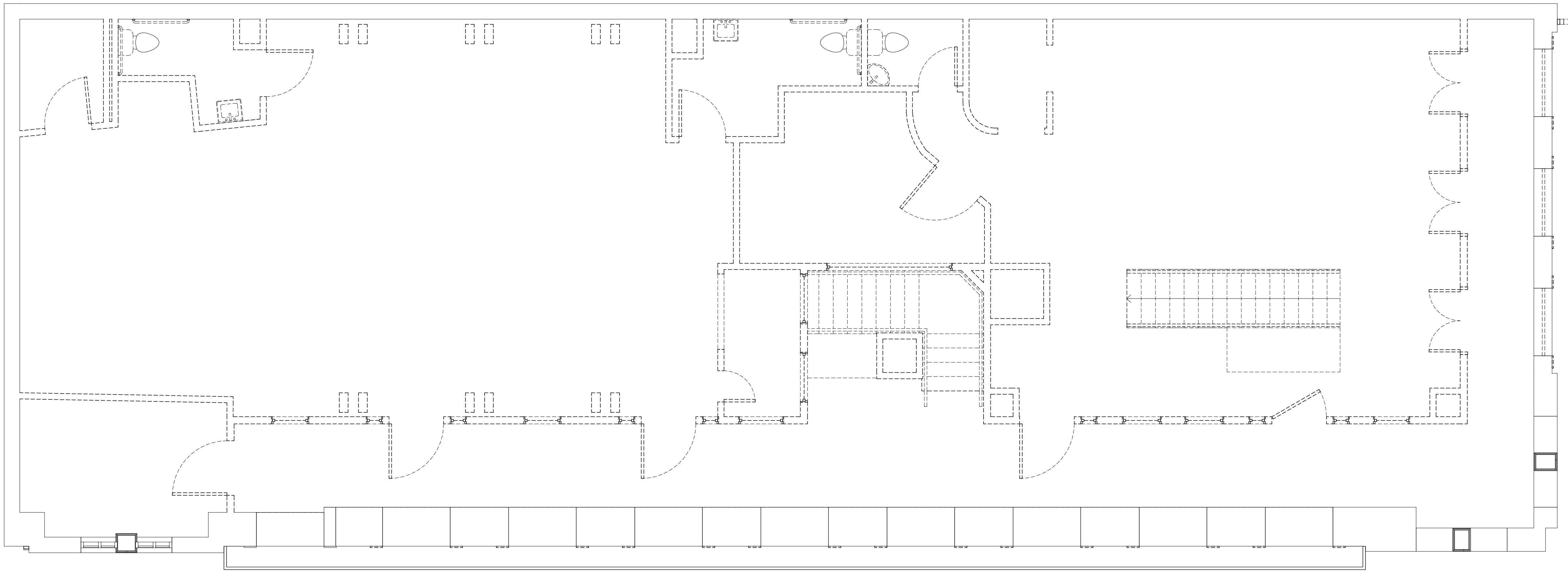
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2 EXISTING ROOF PLAN
1/4" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND

- EXISTING TO REMAIN
- TO BE REMOVED
- PROPOSED

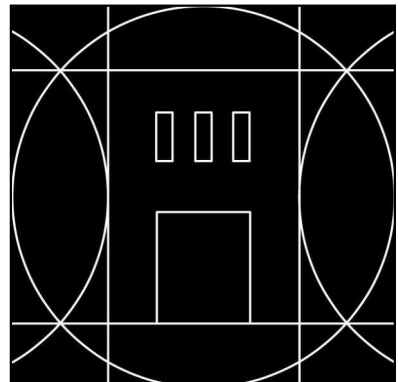
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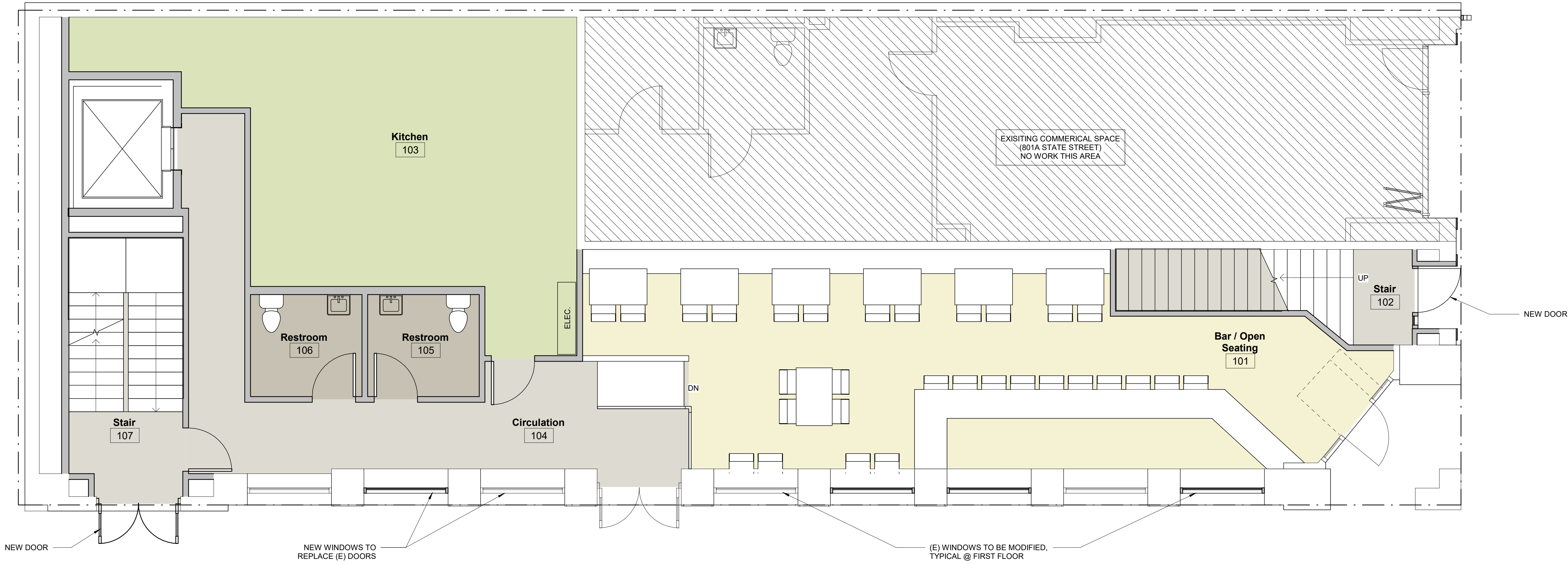
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CONTENTS:
PROPOSED FLOOR PLANS

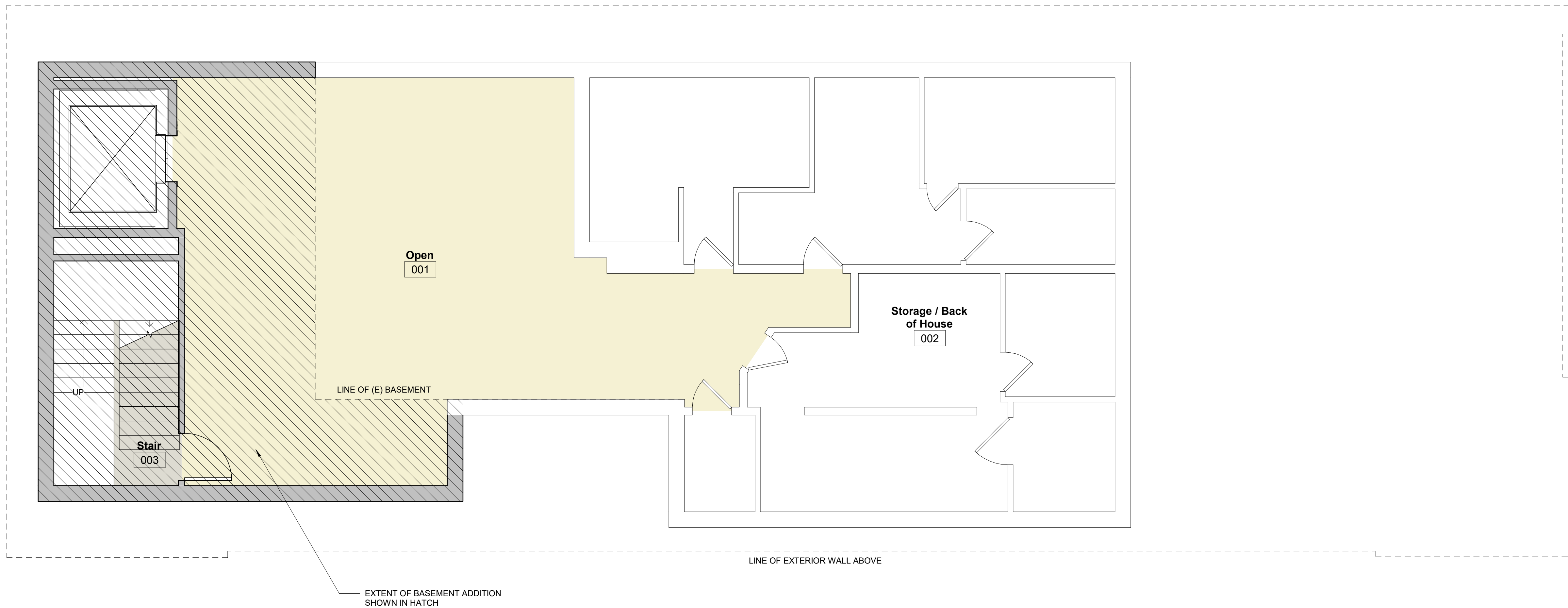
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2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

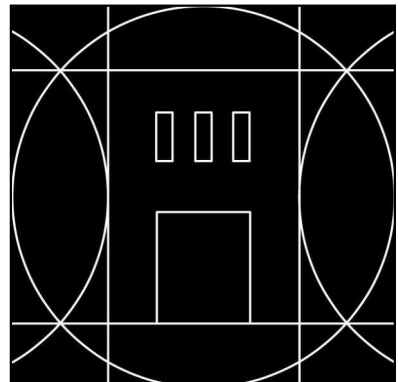


1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND

- EXISTING TO REMAIN
- TO BE REMOVED
- PROPOSED

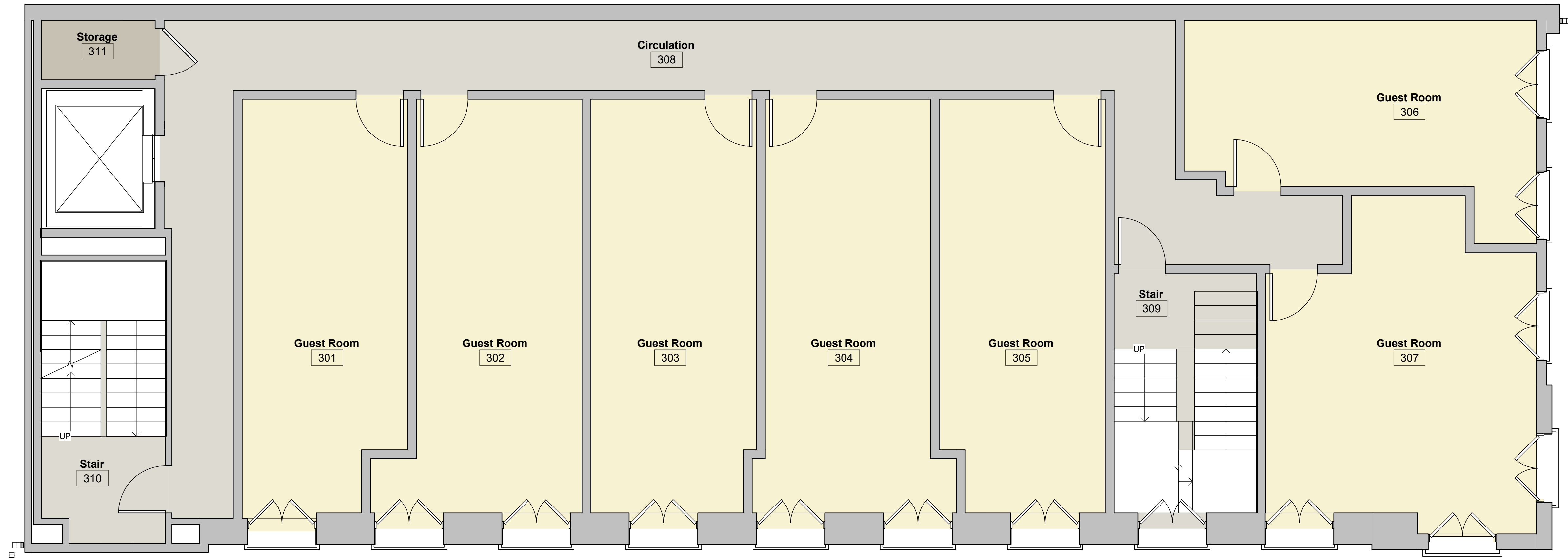
A113



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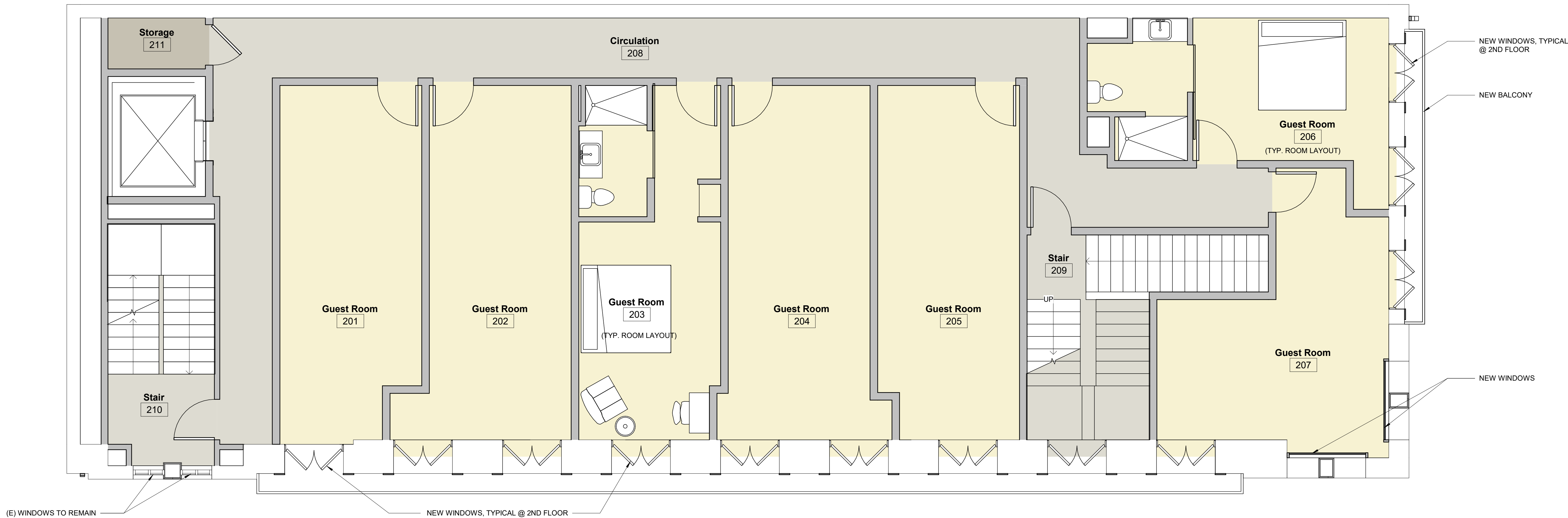
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NOTE: ALL NEW THIS FLOOR

2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND

- EXISTING TO REMAIN
- TO BE REMOVED
- PROPOSED

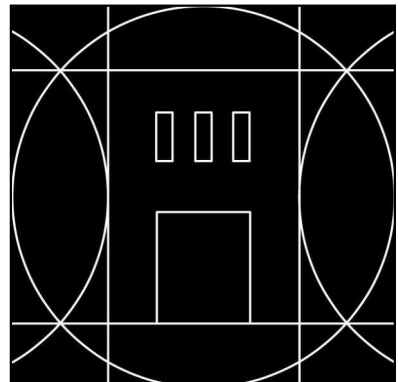
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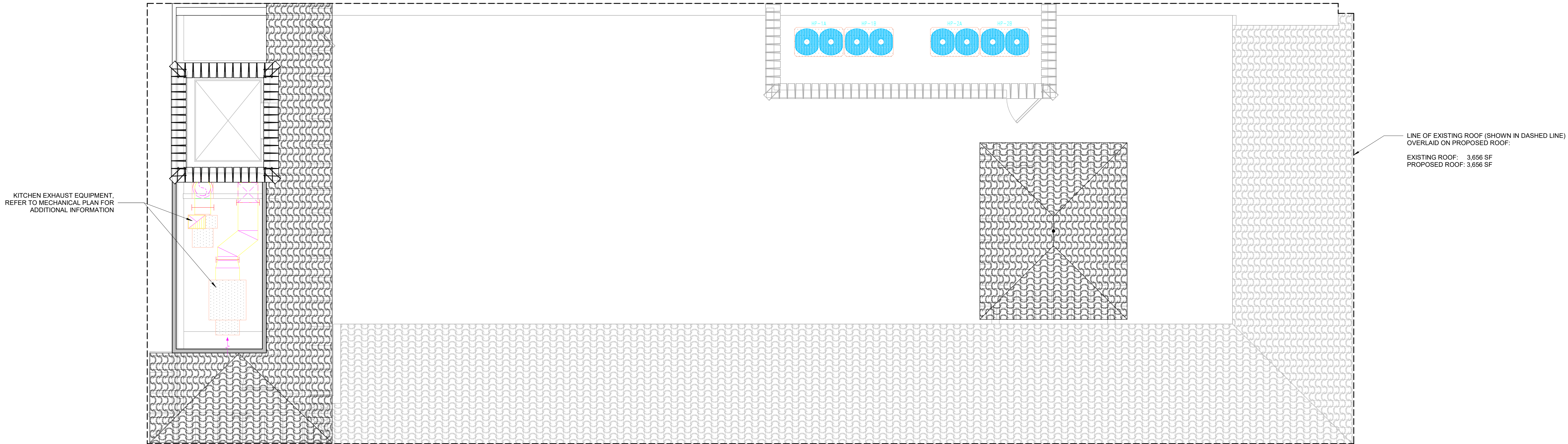
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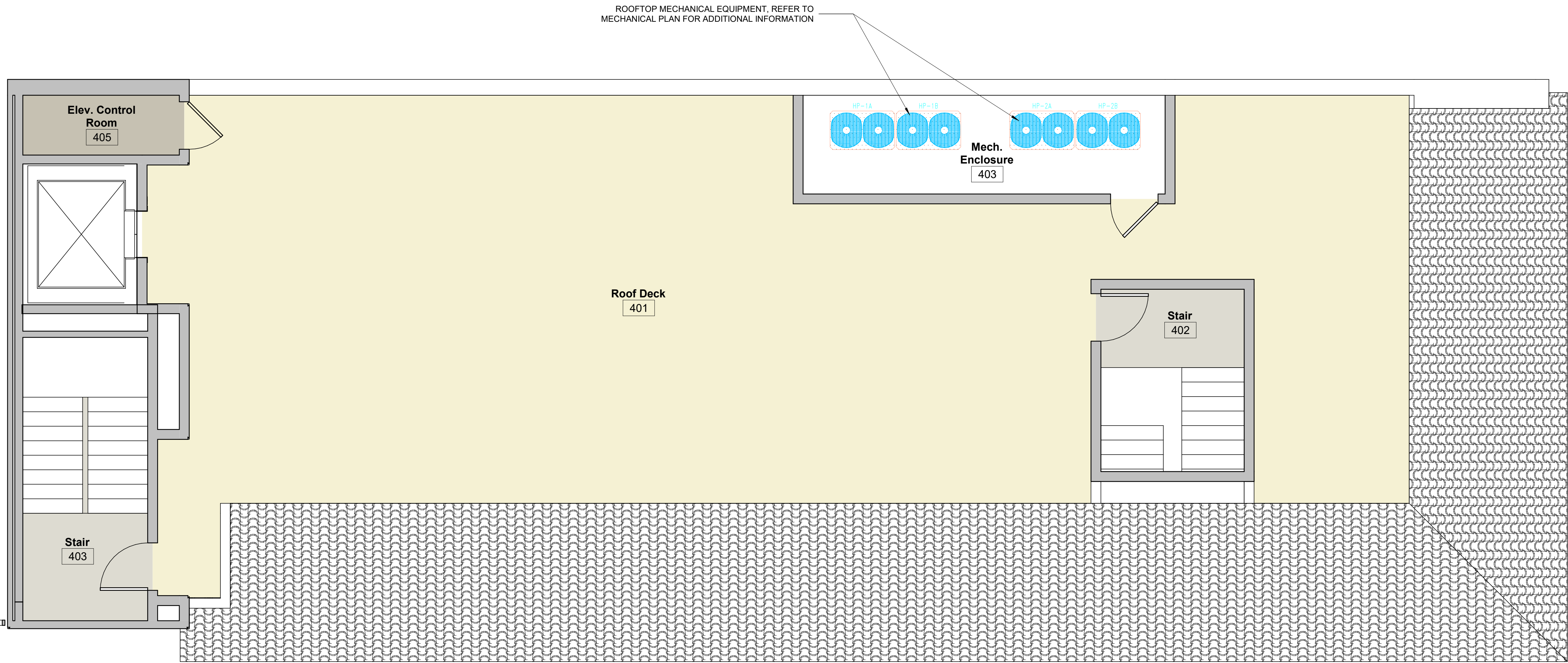
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A115



NOTE: ALL NEW THIS FLOOR

2 PROPOSED UPPER ROOF PLAN
1/4" = 1'-0"

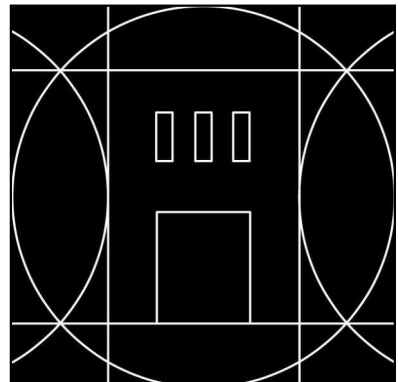


NOTE: ALL NEW THIS FLOOR

1 PROPOSED ROOF PLAN
1/4" = 1'-0"

WALL LEGEND

- EXISTING TO REMAIN
- TO BE REMOVED
- PROPOSED



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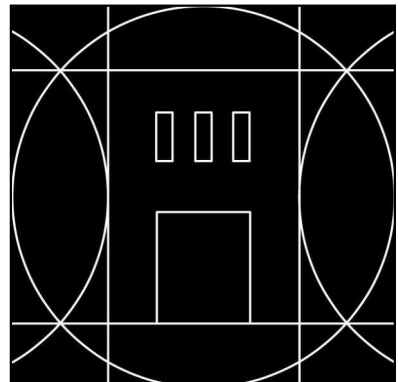
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CONTENTS:
EXISTING EXTERIOR ELEVATIONS

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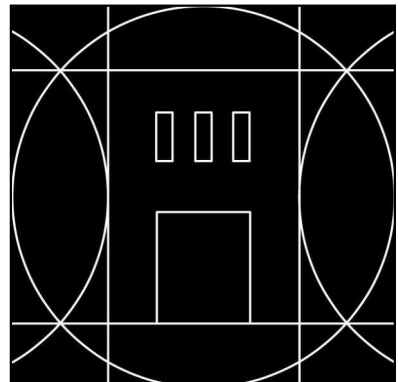
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3 PROPOSED SOUTH ELEVATION
1/4\" = 1'-0"



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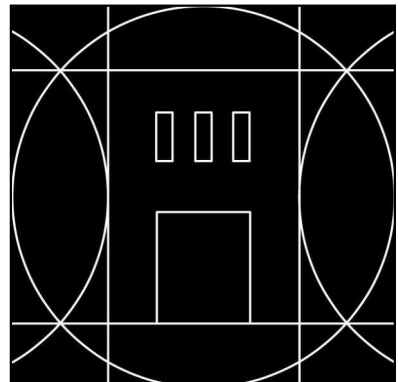
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6	3/2/20	HLC POA Re-Sub

1 PROPOSED EAST (STATE ST.) ELEVATION
1/4" = 1'-0"

A203



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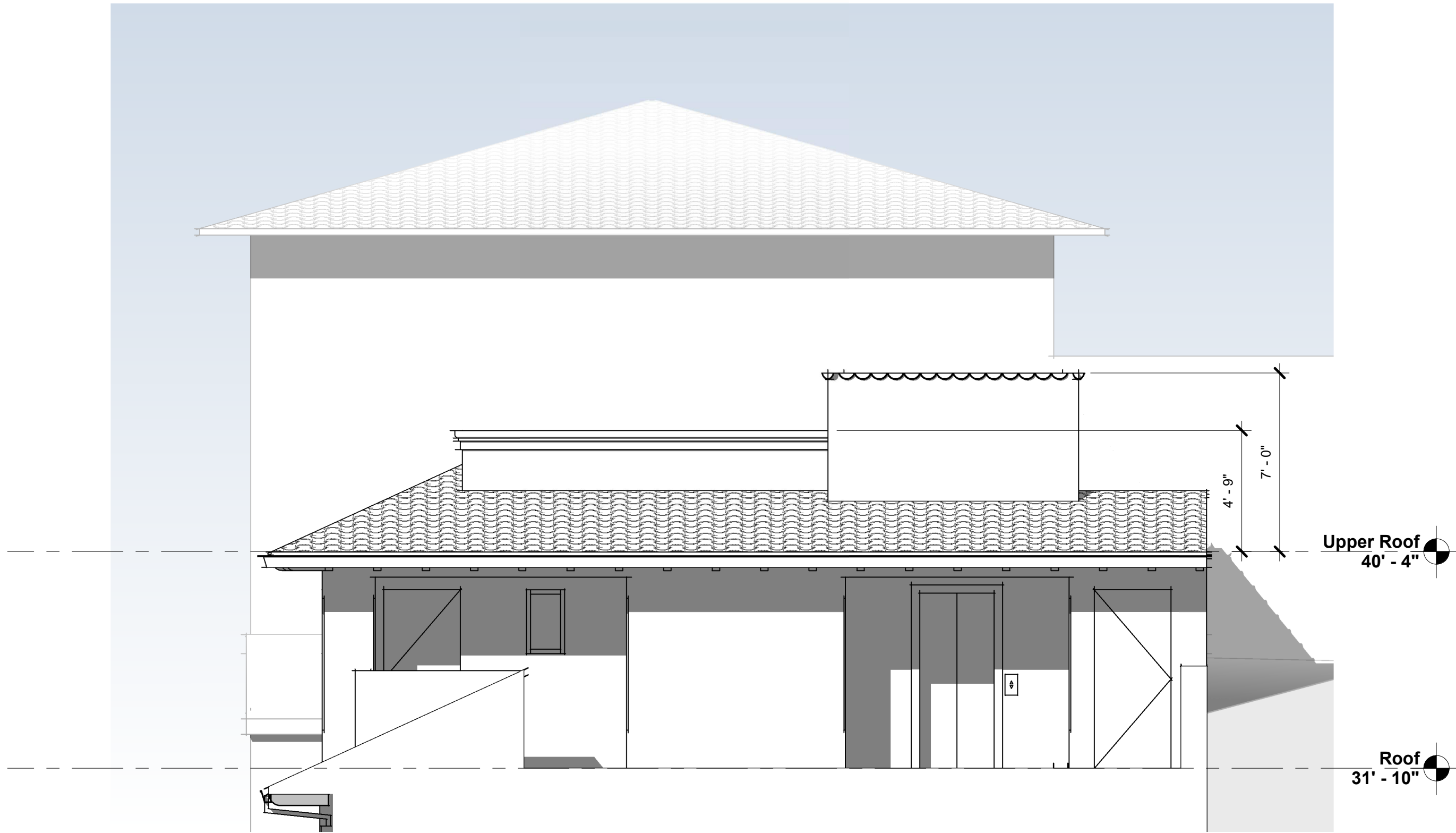
BUILDING SECTIONS

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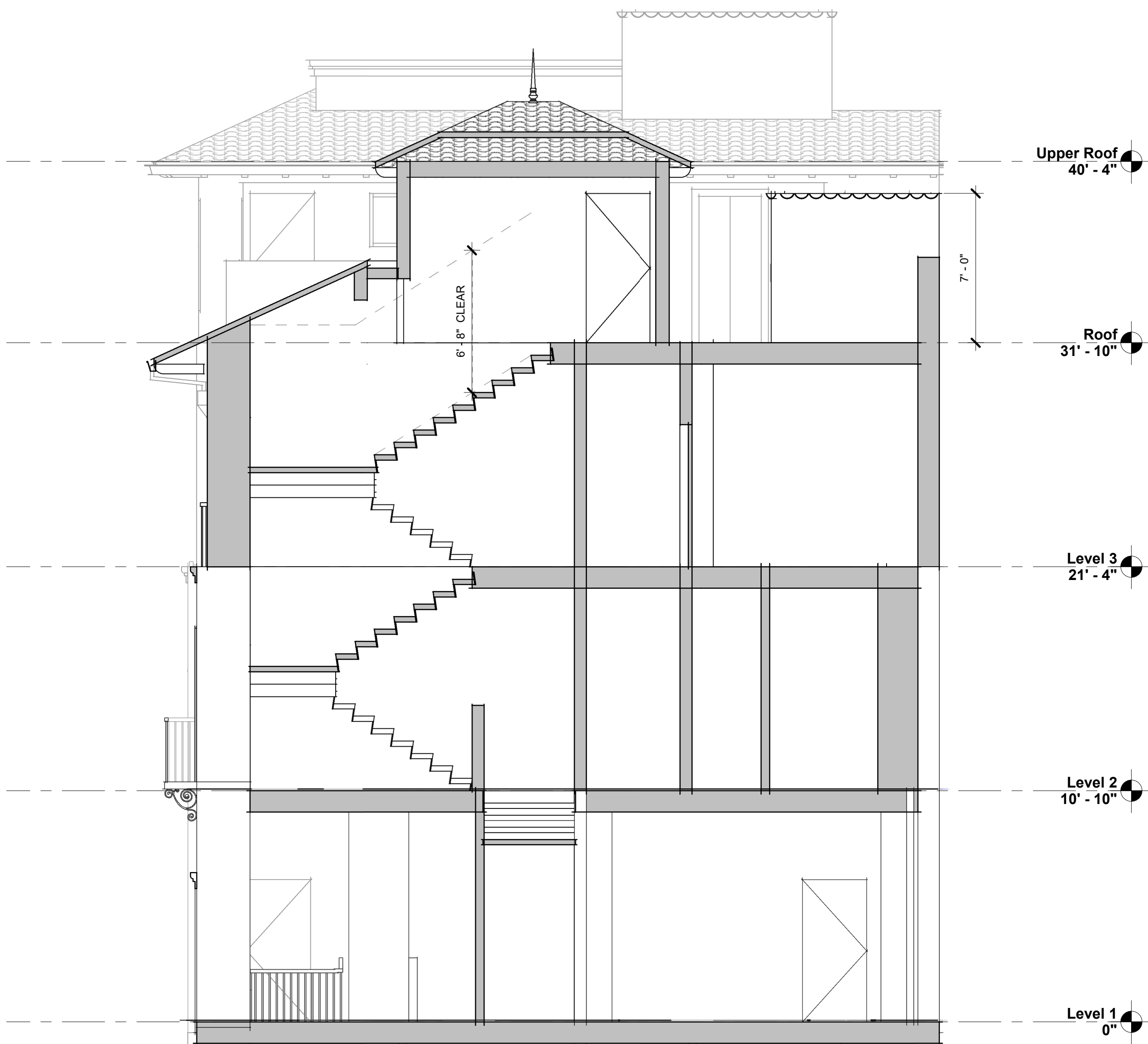
ISSUANCES

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5	11/3/20	HLC RFA
6	3/2/20	HLC POA RFA-Sub



2 PROPOSED PARTIAL EAST ELEVATION

1/4" = 1'-0"



1 SECTION THROUGH EAST STAIR

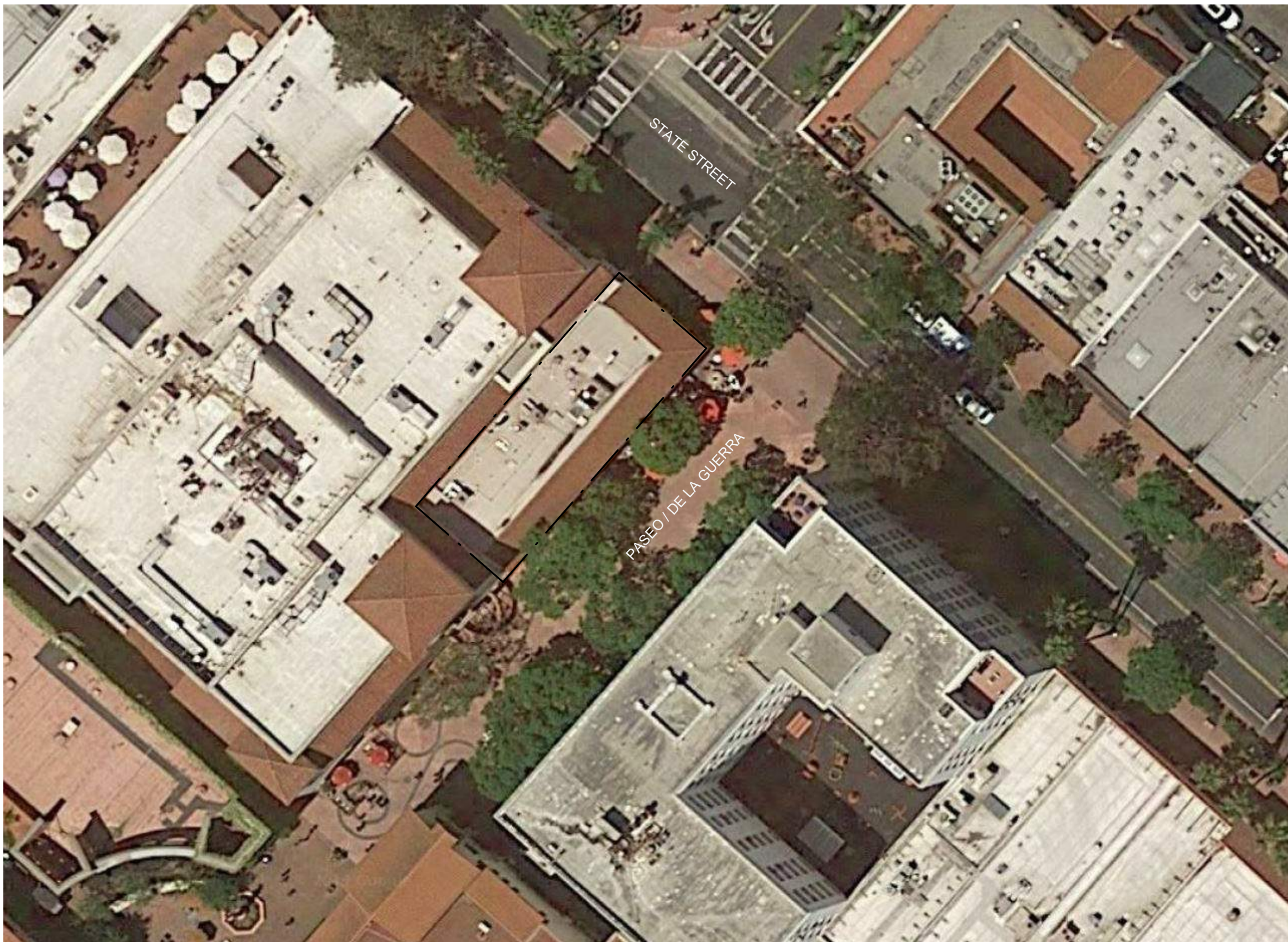
1/4" = 1'-0"



3 DE LA GUERRA STREET STREETScape
NOT TO SCALE



2 STATE STREET STREETScape
NOT TO SCALE

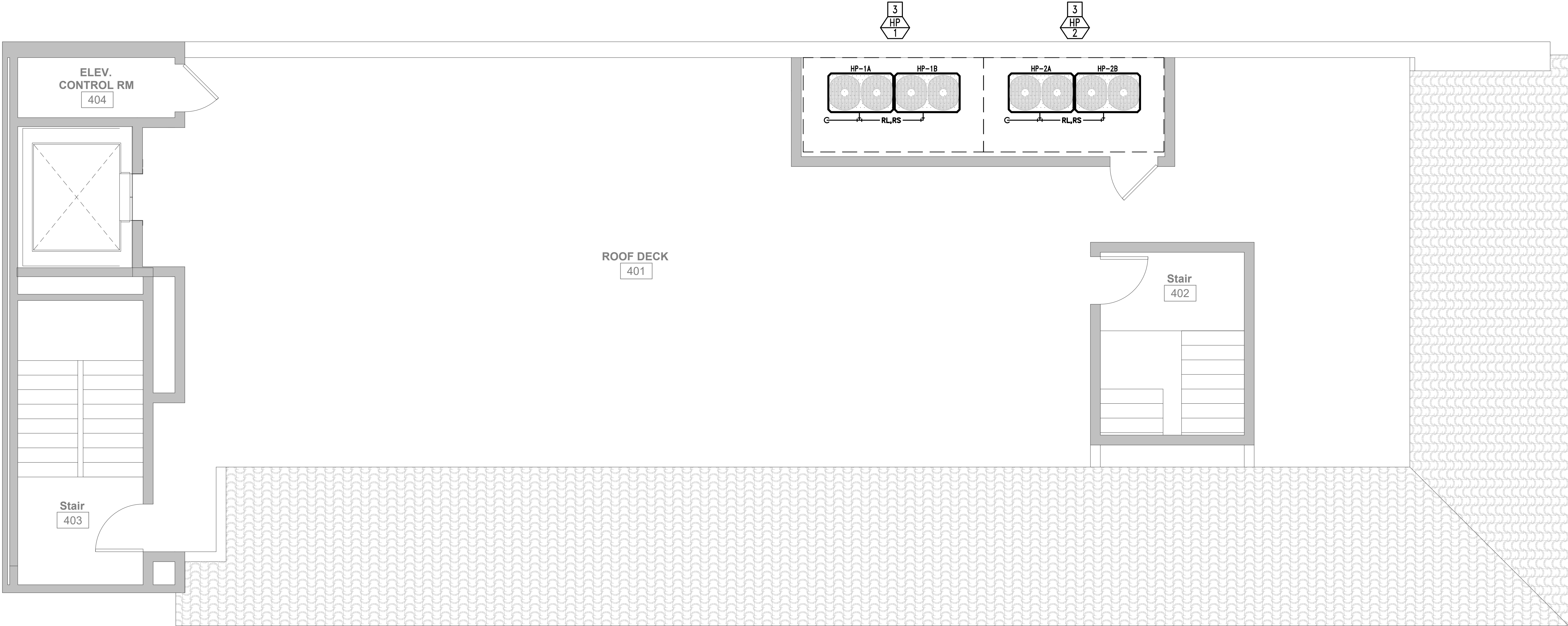


1 CONTEXT MAP
NOT TO SCALE



UPPER MECHANICAL ROOF PLAN

1/4" = 1'-0"



MECHANICAL ROOF PLAN

1/4" = 1'-0"

KEYNOTES

- 1 UL LISTED COMMERCIAL KITCHEN GREASE EXHAUST FAN. APPROXIMATELY 5000 CFM.
- 2 FILTERED KITCHEN MAKEUP AIR UNIT, APPROXIMATELY 5000 CFM.
- 3 MITSUBISHI VRF CONDENSER, 18 TONS WITH HEAT RECOVERY.

CEARNAL COLLECTIVE ARCHITECTURE INTERIOR DESIGN

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MECHANICAL ROOF PLANS

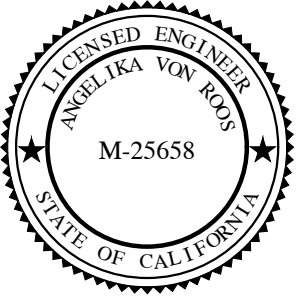
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ISSUE DATE: 01/13/20

ISSUANCES

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1	07/19	PLC CONCEPT
2	07/19	MODIFICATION
3	11/01/19	PLC CONCEPT
4	12/01/19	PLC CONCEPT
5	01/13/20	PLC FINAL DESIGN APPROVAL

PROGRESS - NOT FOR CONSTRUCTION



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MECHANICAL
ENGINEERING
CONSULTANTS
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